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City of Galveston, Texas
Brownfields Site Assessment Pilot Project (BSAPP)

Quarterly Project Progress Report
Second Fiscal Quarter 2002 (January 1, 2002 through March 31, 2002)

Submitted to Ms. Camisha Scott, U.S. EPA Region 6 Brownfields Project Officer

Ref. Nos: U.S. EPA Assistance ID No. BP986187-01-2
BSAPP Doc. No. BSAPP-001-03

Prepared By: J. W. (Win) Turner, P.E., BSAPP Project Coordinator
Meridian Alliance Group, LLC

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U.S. EPA Region 6 Superfund Program
Helen Gilliam, BSAPP Project Accountant
Finance Department, City of Galveston

1.0 Background

The City of Galveston's Brownfields Site Assessment Pilot Project grant was officially awarded on September 30, 1998. All remaining project work was completed in the 1st quarter of FY2000. All project objectives under the original funding were met. We applied to EPA for the second time for supplemental funding in January 2001. We were successful, and the project has been re-initiated with the new objectives as outlined in the supplemental proposal. The supplemental funding selection was made in March 2001, and awarded in July 2001. This document presents the thirteenth official quarterly report since the initial grant award, and covers the 2nd fiscal quarter of 2002 (January 1, 2002 through March 31, 2002).

2.0 Activities This Quarter

The only activity occurring in this 2nd fiscal quarter was with the 73rd and N71/2 site. Ms. Emily Fernandez, an EPA Contractor with Marasco Newton, is preparing "success story" case studies on sites where Brownfields grant funds were utilized, but actual cleanup was not required to achieve redevelopment. This was such a site. A Phase 1 Site Assessment and limited soil sampling were previously performed, and gave the site a "clean bill of health." As such, GHFC was able to proceed with the development of single-family residences here. Newspaper articles and project background information was provided to Ms. Fernandez. We also conducted a site visit to take several photographs for her of the homes presently built or being built. These, along with

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previous photographs from the assessment were sent to her electronically to provide a before and after presentation. We have requested that she copy us on her finished product, but as yet have not heard back.

In a previous quarterly report we had reported that the City was considering relocating their Recycle Center from its present location on 61st Street to the Brownfield site at 600 51st Street due to a potential sale of the 61st Street property. We had also reported that the sale of the 61st Street property did not happen, so the recycle center would not be relocated. However, the City has decided they wish to relocate the Recycle Center to the Brownfield site anyway. However, the status of this site is presently unchanged.

The only other activity was preparation of the quarterly progress report for the first quarter of FY2002.

No other activity occurred, and no new sites have been added this quarter.

3.0 Next Quarter's Planned Activities

The Mayor has requested a meeting to further discuss possible redevelopment issues and concepts for the East End Flats. We plan to also contact the BN&SF Railroad once more about the 37th and Harborside site desired for the youth sports complex.

4.0 Schedule Status

The second phase of the project under the supplemental funding commenced in July 2001. The project is anticipated to run for two years through July 2003.

5.0 Budget Status

As of March 31, 2002, \$14,308.34 has been expended from the \$150,000, and nothing has been expended from the \$50,000. Detailed Budget Reports are included as Attachments 1 and 2.

Please note that the wrong budget reports were attached to the 1st Quarter FY2002 Quarterly Project Report (the previous quarter had been mistakenly attached). Therefore, the correct budget reports for 1st Quarter FY2002 are attached behind the 2nd Quarter FY 2002 budget reports.

6.0 Work Products Developed This Quarter

The only work product developed in this quarter was the 1st quarter FY 2002 quarterly progress report, and the data, pictures and information provided to Marasco Newton.

7.0 Key Measures of Performance

See attached spreadsheet, Attachment 3.

City of Galveston
Brownfields Site Assessment Pilot Project
Quarterly Budget Report: 2nd QTR FY2002 (1/02 - 3/02) - Base Project

Task Breakdown	PROJECT BUDGET	This Period 2ndQTR2002	Previous Total	Cummulative To Date	Remaining Budget
Task 1: Planning, Project Management & Coordination, Travel, Other					
Prime Contract	\$ 30,000.00	\$ 525.00	\$ 6,341.25	\$ 6,866.25	\$ 23,133.75
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 2,000.00	\$ 25.53	\$ 1,035.68	\$ 1,061.21	\$ 938.79
Other	\$ 1,000.00	\$ -	\$ 81.38	\$ 81.38	\$ 918.62
Task Total	\$ 34,000.00	\$ 550.53	\$ 7,458.31	\$ 8,008.84	\$ 25,991.16

Task 2: Identification/Selection of Sites & Data Base Development					
Prime Contract	\$ 5,000.00	\$ -	\$ 1,070.00	\$ 1,070.00	\$ 3,930.00
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 5,000.00	\$ -	\$ 1,070.00	\$ 1,070.00	\$ 3,930.00

Task 3: Community Involvement					
Prime Contract	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Subcontracts	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Task Total	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00

Tasks 4 & 5: Phase I & II Environmental Site Assessments					
Prime Contract	\$ 35,000.00	\$ -	\$ 1,525.00	\$ 1,525.00	\$ 33,475.00
Subcontracts	\$ 35,000.00	\$ -	\$ 379.50	\$ 379.50	\$ 34,620.50
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 70,000.00	\$ -	\$ 1,904.50	\$ 1,904.50	\$ 68,095.50

Task 6: Redevelopment Planning					
Prime Contract	\$ 15,000.00	\$ 562.50	\$ 2,762.50	\$ 3,325.00	\$ 11,675.00
Subcontracts	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00
Materials/Supplies	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 29,000.00	\$ 562.50	\$ 2,762.50	\$ 3,325.00	\$ 25,675.00

PROJECT TOTAL	\$ 150,000.00	\$ 1,113.03	\$ 13,195.31	\$ 14,308.34	\$ 135,691.66
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Attachment 1
To The City of Galveston's
Quarterly Project Report

City of Galveston
Brownfields Site Assessment Pilot Project
Quarterly Budget Report: 2nd QTR FY2002 (1/02 - 3/02) - Greenspace

Task Breakdown	PROJECT BUDGET	This Period 2ndQTR2002	Previous Total	Cummulative To Date	Remaining Budget
Task 1: Planning, Project Management & Coordination, Travel, Other					
Prime Contract	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ -	\$ -	\$ -	\$ -	\$ -

Task 2: Identification/Selection of Sites & Data Base Development					
Prime Contract	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ -	\$ -	\$ -	\$ -	\$ -

Task 3: Community Involvement					
Prime Contract	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Subcontracts	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00

Tasks 4 & 5: Phase I & II Environmental Site Assessments					
Prime Contract	\$ 13,000.00	\$ -	\$ -	\$ -	\$ 13,000.00
Subcontracts	\$ 21,000.00	\$ -	\$ -	\$ -	\$ 21,000.00
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 34,000.00	\$ -	\$ -	\$ -	\$ 34,000.00

Task 6: Redevelopment Planning					
Prime Contract	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00
Subcontracts	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Materials/Supplies	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 11,000.00	\$ -	\$ -	\$ -	\$ 11,000.00

PROJECT TOTAL	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00
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Attachment 2
To the City of Galveston's
Quarterly Project Report

City of Galveston
Brownfields Site Assessment Pilot Project
Quarterly Budget Report: 1st QTR FY2002 (10/1/01 - 12/31/01) - Base Project

Task Breakdown	PROJECT BUDGET	This Period 1stQTR2002	Previous Total	Cummulative To Date	Remaining Budget
Task 1: Planning, Project Management & Coordination, Travel, Other					
Prime Contract	\$ 30,000.00	\$ 1,518.75	\$ 4,822.50	\$ 6,341.25	\$ 23,658.75
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 2,000.00	\$ 11.20	\$ 1,024.48	\$ 1,035.68	\$ 964.32
Other	\$ 1,000.00	\$ 35.34	\$ 46.04	\$ 81.38	\$ 918.62
Task Total	\$ 34,000.00	\$ 1,565.29	\$ 5,893.02	\$ 7,458.31	\$ 26,541.69

Task 2: Identification/Selection of Sites & Data Base Development					
Prime Contract	\$ 5,000.00	\$ -	\$ 1,070.00	\$ 1,070.00	\$ 3,930.00
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 5,000.00	\$ -	\$ 1,070.00	\$ 1,070.00	\$ 3,930.00

Task 3: Community Involvement					
Prime Contract	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Subcontracts	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Task Total	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00

Tasks 4 & 5: Phase I & II Environmental Site Assessments					
Prime Contract	\$ 35,000.00	\$ -	\$ 1,525.00	\$ 1,525.00	\$ 33,475.00
Subcontracts	\$ 35,000.00	\$ -	\$ 379.50	\$ 379.50	\$ 34,620.50
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 70,000.00	\$ -	\$ 1,904.50	\$ 1,904.50	\$ 68,095.50

Task 6: Redevelopment Planning					
Prime Contract	\$ 15,000.00	\$ 600.00	\$ 2,162.50	\$ 2,762.50	\$ 12,237.50
Subcontracts	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 12,000.00
Materials/Supplies	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 29,000.00	\$ 600.00	\$ 2,162.50	\$ 2,762.50	\$ 26,237.50

PROJECT TOTAL	\$ 150,000.00	\$ 2,165.29	\$ 11,030.02	\$ 13,195.31	\$ 136,804.69
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Attachment 1
To The City of Galveston's
Quarterly Project Report

City of Galveston
Brownfields Site Assessment Pilot Project
Quarterly Budget Report: 1st QTR FY2002 (10/01/01 - 12/31/01) - Greenspace

Task Breakdown	PROJECT BUDGET	This Period 1stQTR2002	Previous Total	Cummulative To Date	Remaining Budget
Task 1: Planning, Project Management & Coordination, Travel, Other					
Prime Contract	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ -	\$ -	\$ -	\$ -	\$ -

Task 2: Identification/Selection of Sites & Data Base Development					
Prime Contract	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ -	\$ -	\$ -	\$ -	\$ -

Task 3: Community Involvement					
Prime Contract	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Subcontracts	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00

Tasks 4 & 5: Phase I & II Environmental Site Assessments					
Prime Contract	\$ 13,000.00	\$ -	\$ -	\$ -	\$ 13,000.00
Subcontracts	\$ 21,000.00	\$ -	\$ -	\$ -	\$ 21,000.00
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 34,000.00	\$ -	\$ -	\$ -	\$ 34,000.00

Task 6: Redevelopment Planning					
Prime Contract	\$ 4,000.00	\$ -	\$ -	\$ -	\$ 4,000.00
Subcontracts	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Materials/Supplies	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 11,000.00	\$ -	\$ -	\$ -	\$ 11,000.00

PROJECT TOTAL	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00
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Attachment 2
To the City of Galveston's
Quarterly Project Report

**City of Galveston, Texas
Brownfields Site Assessment Pilot Project
Key Indicators of Performance**

Pilot Name: Galveston, Texas												
Estimated Brownfields (AP1): 33												
Potential Brownfields	Targeted Brownfields	Pilot Assessments Started	Pilot Assessments Complete	Non-Pilot Assessments Complete	Clean Sites	Cleanups Started	Cleanups Complete	Redevelopment Started	Cleanup Construction Jobs Leveraged	Non-Pilot Cleanup Dollars Leveraged	Redevelopment Jobs Leveraged	Non-Pilot Dollars Leveraged Constr./Redev.
AP2	AP3	AP4	AP5	AP6	AP7	AP8	AP9	AP10	AP11	AP12	AP13	AP14
57th & Stewart Road	Eliminated	Feb-99	Jun-99		N	N/A	N/A	N/A	N/A	N/A	N/A	N/A
600 51st. St.	Y	Feb-99	Sep-99	Dec-99	N	N						
East End Flats	Y	Aug-99	Jan-00		Y	N						
Old Central/Carver Park	Area Study	Aug-99	Dec-00		Y							
37th & Harborside	Y	Aug-99	Dec-00									
3224 Broadway (Rear)	Y	Jul-01	Jul-01									
Maco Stewart Camp Site	Y											
Teledyne Pipe Plant	N**	Aug-99	Dec-00									
1802 Mechanic	N											
514 21st Street	N**	Aug-99	Dec-00									
527 21st Street	N**	Aug-99	Dec-00									
202 25th Street	N**	Aug-99	Dec-00									
2610 Mechanic	N**	Aug-99	Dec-00									
318 27th Street	N**	Aug-99	Dec-00									
2627 Market	N**	Aug-99	Dec-00									
2701 Market	N**	Aug-99	Dec-00									
2728 Post Office	N**	Aug-99	Dec-00									
1201 Harborside	N											
1202 Postoffice	N											
1528 Mechanic	N**	Aug-99	Dec-00									
707 23rd Street	N**	Aug-99	Dec-00									
2327 Winnie	N**	Aug-99	Dec-00									
1119 23rd Street	N**	Aug-99	Dec-00									
910 23rd Street	N**	Aug-99	Dec-00									
2928 Broadway	N**	Aug-99	Dec-00									
3102 Avenue L	N**	Aug-99	Dec-00									
57th & Broadway	N											
425 59th Street	N											
3 Lennox	N											
6102 Broadway	N											
2417 57th Street	N											
5701 Avenue S	N											
302 25th Street	N**	Aug-99	Dec-00									
814 22nd Street	N**	Aug-99	Dec-00									
2728 Ball	N**	Aug-99	Dec-00									
TOTALS	5	4	2	1								
	**	Included as part of the Old Central/Carver Park Area Study										

**Attachment 3
2nd Quarterly Project Report
FY2002**